

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
1st Quarter Board Meeting Agenda
January 10, 2017

Attendees:

Directors present: Dave Conine, Bob Pisano, George Kallop, Steve Price, and Stuart Lang
Others: Derek Goodson, Virginia Nowicki, Bob Wood, Tom and Linda Taylor, Kent Van Riper

I. Opening – Call to Order, Determination of Quorum, and Agenda Review

The meeting was called to order at 9:00 am MDT. The presence of a quorum was established. There was agreement to proceed with the agenda as drafted and distributed.

II. Review and Approval of Minutes

A. **October 8, 2016 – Annual Homeowners Meeting** (to be deferred)

B. **November 18, 2016 – Special Board Meeting -**
Motion to approve the minutes. M/S/U

III. Committee and Operating Reports

A. **Finance Committee**

1. Treasurer's Report and approval of reserve expenditures

Derek Goodson presented the Treasurer's Report as of the end of December 2016. He noted year-to-date operating costs were over budget due to tree mitigation and operating reserves though some are offset by lower maintenance, firewood and insurance.

He went over the reserve expenses since October and requested approval of the expenditures. The total of the expenditures equals \$103,941.95.

Motion to approve the reserve expenditures enumerated in the January 10th Treasurer's Report and totaling \$103,941.95. M/S/U

2. Accounting Review/Audit of 12/31/2016 financial statements
Derek Goodson requested that the Board approve that Thompson Palmer do a review of 2016 Financials.

Motion to approve Thompson Palmer review the 2016 Financials.
M/S/U

3. Reserve study update status
4. Insurance matters

Derek Goodson reported D&O coverage is now with Travelers. It is a less expensive one versus the previous one but with same coverage. As for Property & Liability Coverage it renewed on January 1. Only quote received was from Travelers. SCISD has a separate policy. SCHOA increased to \$140,000 versus \$72,000 in 2016. This includes property, general liability, D&O, umbrella and earthquake. The plan for 2018 is to look and review renewal process with agent and also look at other programs.

B. Architectural Committee

No new projects have been submitted. AC is going to start researching new roofing options. It was brought up that some of the construction stagings are interfering with driving on the roads. Need to be sure that we receive and approve staging area for construction sites. Discussion on increasing SCR AC fees was presented. The AC will discuss and present to the Board.

C. SCISD

The ISD noted they have received a \$57,000 check from the airport on the sewer issue. Need to formalize the accounting of it. We might need to put in a meter where they tie into SCR.

D. Managers' Reports

Stephen Price reported that snow plowing has been a challenge this winter. One of our 800 gallon water pumps was off since October but has been replace. Regarding the topic of SCR having a First Responder on property the town's fire marshal has said there is no need for a fire department on the Butte. SCR has rehired some previous employees as we have had some issues with some current ones. The Granary has a new executive chef Marc Boussarie as Marty Levitz has left. Otherwise, a suggestion was made to put in a wind break on top of the Ridge. A request for motion to approve new street signs for the Butte as there are inconsistencies and incorrect names.

Stuart Lang reported Amangani had a good 2016. Staffing has been a challenge. Also reported that they are still having issues with H-VAC and the need for air conditioning.

IV. Old and New Business

A. Infrastructure, Property, and Other Project Issues

1. Project management status
 - a. Exterior doors in townhome subdivisions
 - b. Common area landscape management plan
 - c. Greenstrip cutting (2nd and 3rd phases)
 - d. Construction parking and enforcement
 - e. Harvest Dance mold remediation
2. Sewer system transfer and tie-in fee status
3. Website upgrade
Virginia is working with TMBR on minor issue and initiating the new homeowner website.
4. Cross country ski trail grooming and signage
5. Road signage at SCR

As mentioned in the Manager's report, SCR is working with Sign Design in making 26 new street signs so they are all consistent and correct names as according to county records
6. Recycling program
7. It has been approved to purchase a recycling bin for SCR.
8. Pathway from Ranch House to Amangani/Granary and intersection

It was agreed that the pathway project must be a joint effort between all parties. Andy Schilling is willing to work with all on this project. Tom Taylor has spoken with an architect about the design of the pathway and presented 3 different options. George Kallop presented a 4th option. Discussion continued as to likes and dislikes of each option. There is \$50,000 in the reserve fund for a pathway. It was agreed upon that the Architectural Committee would meet with a designer /landscaper to get ideas as well and will give a presentation to the Board.
9. Removal of temporary employee housing quarters update

Stephen Price reported the removal of the employee housing is in the works and possibly has a potential buyer for it.
10. Access and utility easement for service road (JHLT agreement)

B. Governance and Related Issues

1. Elimination of first responder requirement
As reported in the SCR Manager's report, the fire marshal has sent a letter stating that SCR does not require a first responder

2. Tree trimming regulations

Jackson Brandenburg presented about the issues that have come up over the last year. It was suggested to change the regulations that homeowners must try and work with their neighbor of conflict. It was suggested to change the regulation to be tree height can be no taller than 35ft above grade. But would need to be more specific. George and Jackson will work on a resolution to present to the Board.

3. Updating and distribution of SCR rules/regulations
4. Proposed amendments to CC&R's & new Townhouse Declarations
George Kallop has been working with Frank Hess and has final drafts of the proposed amendments to CC&R's and Townhouse declarations. The bases of the changes are to delete references to SCR build out as they are not needed anymore. Also to make them more gender neutral. As for the changes to the Townhouse declarations is to change the word "Condo" to "Townhouse" which will make it easier for homeowners and buyers to get financing with banks. George will work with Virginia to distribute the ballots electronically.

Motion to approve the proposed amendment to CC&R's & new Townhouse Declarations - M/S/U

C. Other Business

V. Conclusion – Next Scheduled Meeting and Adjournment

The next regularly scheduled Board meeting is the 2nd Quarter Board Meeting to be held at 3:00 pm on Monday, March 20, 2016.

Upon completion of the business at hand, the meeting was adjourned.